

Tom Parry



6A South Snowdon Wharf, Porthmadog, LL49 9ND

£175,000

- 2 Bedroom Ground Floor Apartment
 - Located in Harbour Area
- Views towards Heritage Railway & Estuary from Patio
 - Allocated Parking
 - Double Glazing



Tom Parry & Co are delighted to offer for sale this ground floor apartment situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. A two bedroomed apartment with an open plan living/kitchen/dining area, doors open onto a patio with views towards the estuary and the Welsh Highland & Ffestiniog heritage railway.

Ideally located within easy walking distance of the town's high street amenities and leisure facilities.

Early viewing is highly recommended.

Ref: P1318

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with night storage heater

Open Plan Living/Dining/Kitchen Area

with range of wall and base units with work surfaces; composite sink and drawer; integrated oven and hob with extractor over; integrated fridge; laminate flooring; night storage heater and door onto patio area

Bedroom 1

with built-in wardrobes; laminate flooring and night storage heater

Bedroom 2

with views towards heritage railway and laminate flooring

Bathroom

with three piece suite comprising panelled bath with electric shower fitted; low level WC; pedestal wash hand basin; wall mounted mirrored cabinets; tiled walls; vinyl flooring and heated towel rail

EXTERNALLY

The property has a patio area with views towards the estuary and railway and an allocated parking space.

SERVICES

Mains Water, Drainage & Electricity

TENURE

Leasehold with approximately 940 years remaining. Ground Rent £150 p.a. Service Charge approximately £750 p.a.



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Moira Energy Assessments. All rights reserved. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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